

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

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**June 3, 2003**

*Continued from April 29, 2003*

**FROM:                   MICHAEL E. HAYS, Director**  
**Land Use Services Department/Advance Planning Division**

**SUBJECT:   REQUEST FOR PROPOSALS FOR ENVIRONMENTAL CONSULTING  
SERVICES TO PREPARE AN ENVIRONMENTAL IMPACT REPORT**

**RECOMMENDATION:** 1) **APPROVE** Request for Proposals (RFP) for environmental consulting services for preparation of an Environmental Impact Report (EIR) for a General Plan Amendment Land Use District Change and a proposed residential subdivision (Tentative Tract Map No. 16324, Henderson Creek Properties) creating a total of 126 single-family residential lots on 90.4 acres located within the Sphere of Influence of the City of Rancho Cucamonga; and 2) **AUTHORIZE** the Land Use Services Department to release the RFP.

**BACKGROUND INFORMATION:** The Land Use Services Department seeks the services of an environmental consulting firm to prepare an EIR for this proposed project. The proposal is a General Plan Amendment to change the existing Official Land Use Designation (OLUD) of RS-20M (20,000 SF/lot minimum) to a proposed designation of RS-10M (10,000 SF/lot minimum) and a Tentative Tract Map to create 126 single-family residential lots with subsequent residential construction on approximately 90.4 total acres. Two lettered lots comprising approximately twenty-eight (28) non-developable acres will be dedicated to flood control facilities and open space. The overall minimum lot size will be 12,000 square feet, with a median (average) size of approximately 16,000 square feet. The project is proposed as a build-out new residential development.

An Initial Study determined that the proposed project has the potential for significant environmental impacts to biological resources, land use/planning, and cumulative impacts. Preparation of the required EIR is a highly technical, labor intensive effort that is beyond the current capacity of Department staff to complete. Therefore, the Department recommends the issuance of an RFP for consultant services.

The RFP and Consultant Selection process will be in accordance with the procedures outlined in County Policy 11-05 and implemented by Standard Practice 11-05SP1.

The scope of services requested by the RFP includes preparation of an EIR and Mitigation Monitoring and Reporting Program, as well as a third party review of applicant prepared technical reports.

cc:       ED/PSG-Goss  
          LUSD-Hays  
          County Counsel-Hinesley  
          Contract Compliance  
          Coordinator-Rice  
          CAO-Cole  
          Planning Division-Scott  
          File

jh

Record of Action of the Board of Supervisors

**CONTINUED TO TUE, 6/3/03 @ 10 A.M.**

**BOARD OF SUPERVISORS  
COUNTY OF SAN BERNARDINO**

MOTION	<u>SECOND</u>	<u>AYE</u>	<u>AYE</u>	<u>AYE</u>	<u>MOVE</u>
	1	2	3	4	5

**J. RENEE BASTIAN, CLERK OF THE BOARD**

**BY** \_\_\_\_\_

**DATED: April 29, 2003**

# REQUEST FOR PROPOSALS FOR ENVIRONMENTAL CONSULTING SERVICES TO PREPARE AN ENVIRONMENTAL IMPACT REPORT

April 15, 2003

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Proposals will be evaluated on qualifications in certain key technical areas, related project experience and time schedule. All proposals will be due no later than May 13, 2003, by 3:00 p.m.

**REVIEW BY OTHERS:** This item was reviewed by Chief Deputy County Counsel Rex A. Hinesley on April 1, 2003, Contract Compliance Coordinator Ruth Rice on April 2, 2003, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III, on April 3, 2003.

**FINANCIAL IMPACT:** The awarding of a contract for services related to this item will be brought to the Board as a separate action. The project applicant pays for the costs associated with the RFP process and the EIR preparation. This item will have no impact upon the General Fund.

**COST REDUCTION REVIEW:** The County Administrative Office has reviewed this agenda item, concurs with the department's proposal, and recommends this action based on the cost of the RFP and the EIR will be paid for by the applicant.

**SUPERVISORIAL DISTRICT(S):** 2nd.

**PRESENTER:** Randy Scott, Division Chief, Advance Planning Division, 387-4147.

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